118.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	671,100 /	671,100
USE VALUE:	671,100 /	671,100
ASSESSED:	671,100 /	671,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILLER ROBERT P/ETAL
Owner 2:	HARRISON FRANCES D
Owner 3:	
Street 1:	20 ELWERN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 2286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5108.000	268,400	1,400	401,300	671,100
Total Card	0.117	268,400	1,400	401,300	671,100
Total Parcel	0.117	268,400	1,400	401,300	671,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.52 | /Parcel: 293.52

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
75778			12/01/18

!9134!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,400	1400	5,108.	401,300	671,100		Year end	12/23/2021
2021	101	FV	258,800	1400	5,108.	401,300	661,500		Year End Roll	12/10/2020
2020	101	FV	258,800	1400	5,108.	401,300	661,500	661,500	Year End Roll	12/18/2019
2019	101	FV	193,600	0	5,108.	395,500	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	193,600	0	5,108.	303,800	497,400	497,400	Year End Roll	12/20/2017
2017	101	FV	193,600	0	5,108.	286,600	480,200	480,200	Year End Roll	1/3/2017
2016	101	FV	193,600	0	5,108.	263,700	457,300	457,300	Year End	1/4/2016
2015	101	FV	181,500	0	5,108.	246,500	428,000	428,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:31:59

LAST REV

Date	Time
09/03/19	14:19:21
apro	

USER DEFINED

Prior Id # 1:	75778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASCH IVAN/ETAL	25442-135		6/28/1995		226,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2016	1114	Solar Pa	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Info At Door	HS	Hanne S
12/3/2008	Meas/Inspect	372	PATRIOT
2/15/2000	Meas/Inspect	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5108		Sq. Ft.	Site		0	70.	1.12	6									401,268						401,300	

Total AC/HA:	0.11726	Total SF/SM:	5108	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,268	Spl Credit		Total:	401,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23075223
Const Adj.:	1.00088990
Adj $ / SQ:	135.503
Other Features:	81102
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388953
Depreciation:	120575
Depreciated Total:	268378

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

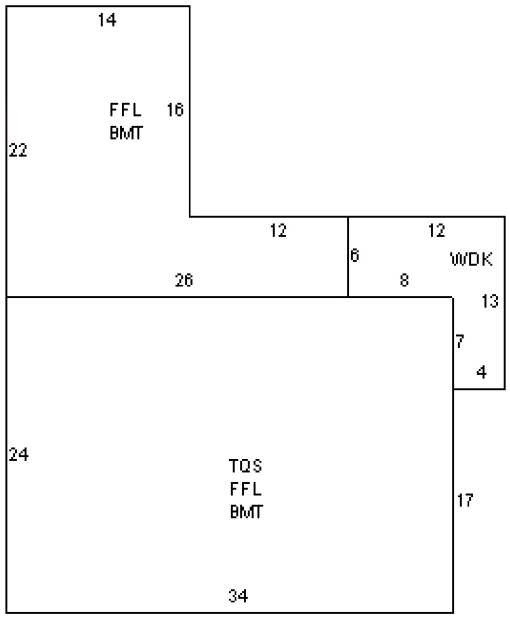
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.50
Special Features:	0	Val/Su Net:	86.47
Final Total:	268400	Val/Su SzAd	148.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	51.220	61,259
FFL	First Floor	1,196	135.500	162,062
TQS	3/4 Story	612	135.500	82,928
WDK	Deck	100	16.010	1,601

Net Sketched Area:	3,104			Total:	307,850
Size Ad	1808	Gross Area	3308	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X30	A	AV	2010	3.03	T	7.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400